

10,013 SF OF AIR-CONDITIONED FLEX SPACE AVAILABLE NOW FOR SUBLLEASE

2926 S. FALKENBURG RD. RIVERVIEW, FL 33578

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY



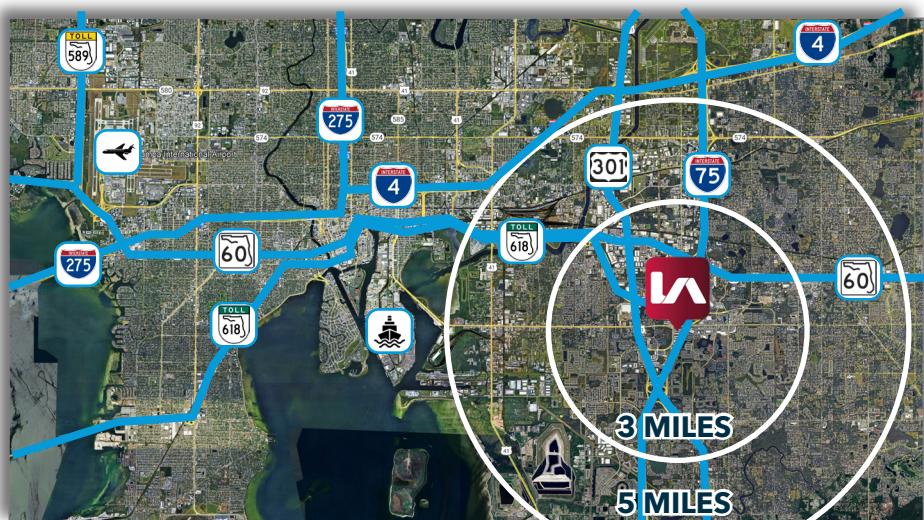
This 10,013 SF climate-controlled flex space in prime Riverview offers a balanced mix of office and production areas. Divided into two connected suites, it supports office, light assembly, or production uses. Features include a large conference room, private kitchen, and multi-stall restrooms for immediate occupancy. The 5,950 SF open area suits light manufacturing or collaborative work, complemented by private offices, a conditioned loading bay, and rear double-door access. With ample parking and highway proximity, it's ideal for professional, tech, medical, print, or production-oriented businesses seeking a clean, efficient layout.

SPACE HIGHLIGHTS:

AVAILABLE SF:	10,013 SF
SUBLEASE EXP:	4/30/2030
CLEAR HEIGHT:	15'
ZONING:	IPD-3
SPRINKLERS:	Wet Pipe
LEASE TERMS:	36-48 Months
PARKING:	5.5/1,000 SF Ratio
FEATURES:	Fully Air-Conditioned

IDEAL FOR:

- Professional Offices
- Training Centers
- Creative Studios
- Light Distribution & Warehousing



RADIUS	POPULATION	HOUSEHOLDS	MED HH INCOME
3 MILES	106,804	42,962	\$73,301
5 MILES	206,922	79,817	\$76,598

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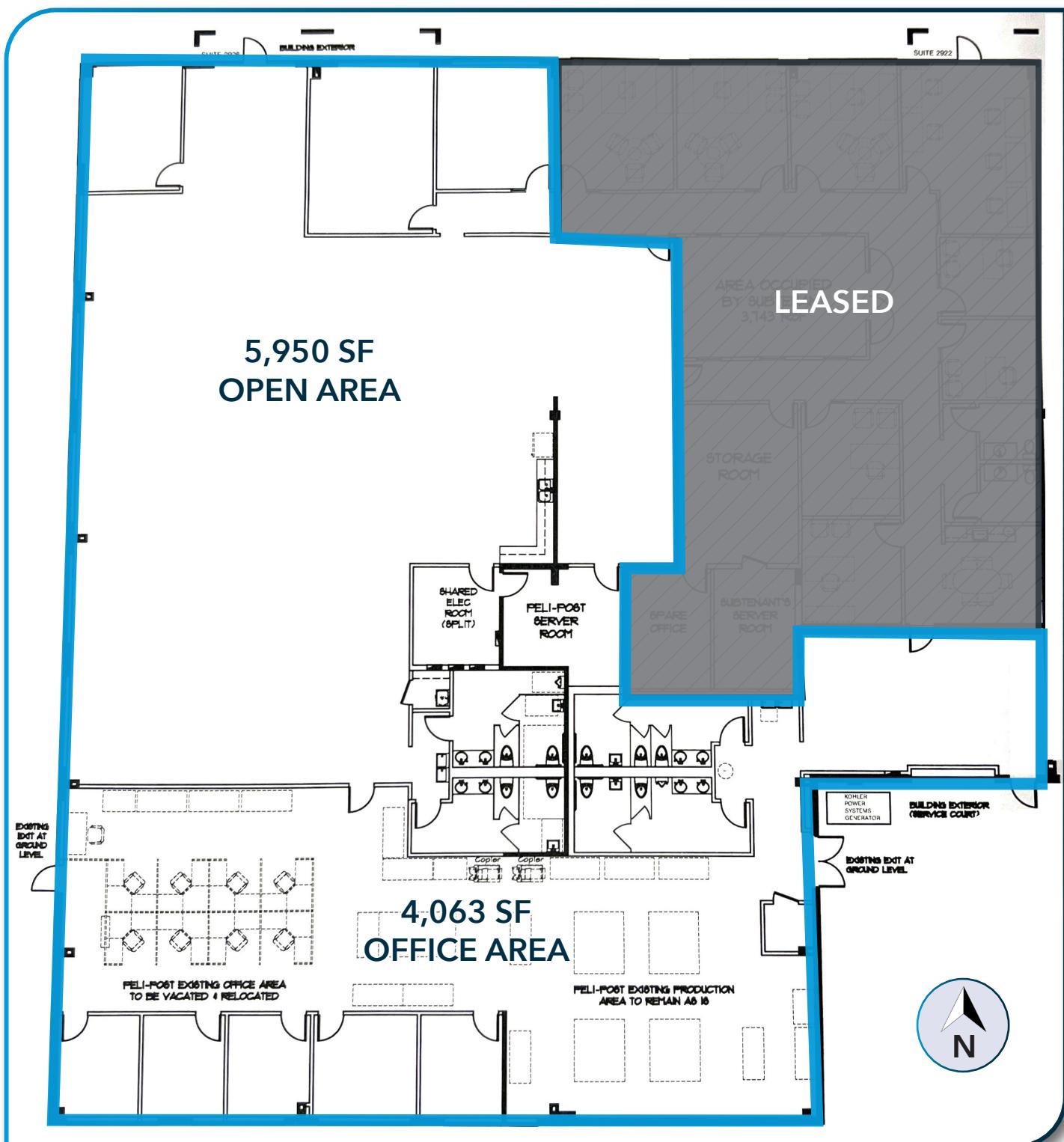


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